

## Visual Paint Assessment Report

For: 2 Whitney Terrace, Verona NJ  
January 31, 2024

On December 5, 2023, LEW Environmental Services, LLC (NJDC 00015 E) performed a visual paint condition assessment for the presence of deteriorated paint, chips or dust from painting activities and paint residue on floors at 2 Whitney Terrace, Verona, NJ, (the “property”) in compliance with NJAC 5:28A. Only the dwelling and common area interiors were included. Exteriors were not part of the assessment. The visual assessment followed the protocols found in HUD’s Visual Assessment Training course.

Deteriorated paint, chips or dust from painting activities and paint residue on floors were observed on the following components/surfaces.

Room	Component	Hazard
Living Room	Door Casing	Deteriorated Paint
Living Room	Wall	Deteriorated Paint
Garage	Baseboard	Deteriorated Paint
Garage	Door Riser	Deteriorated Paint
Garage	Floor	Deteriorated Paint
Bath #2	Tube	Deteriorated Paint
Bedroom #2	Closet Shelf	Deteriorated Paint
Bedroom #4	Closet #1 Closet Wall	Deteriorated Paint
Bedroom #4	Closet #2 Shelf Support	Deteriorated Paint

Identified hazards shall be remediated using either abatement (permanent) or interim controls (temporary). Abatement shall be performed by a NJ Licensed lead abatement firm using licensed lead abatement supervisors and workers. Interim control work shall be performed by EPA RRP certified firms using an EPA certified RRP Renovator. After completion of interim control work, a lead-based paint post-remediation with dust wipes will be required. After completion of abatement work, a lead-based paint abatement clearance will be required.

Respectfully submitted,



Mark Franz  
Risk Assessor, NJDOH ID #003265

Encl: Photographs, Floor Plan



## Photographs













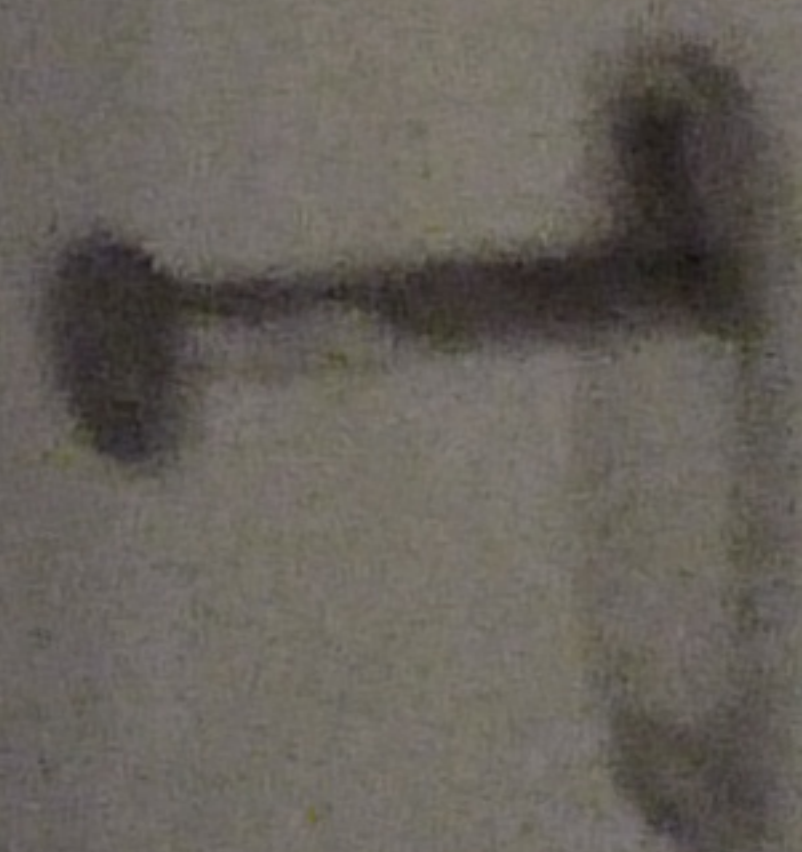
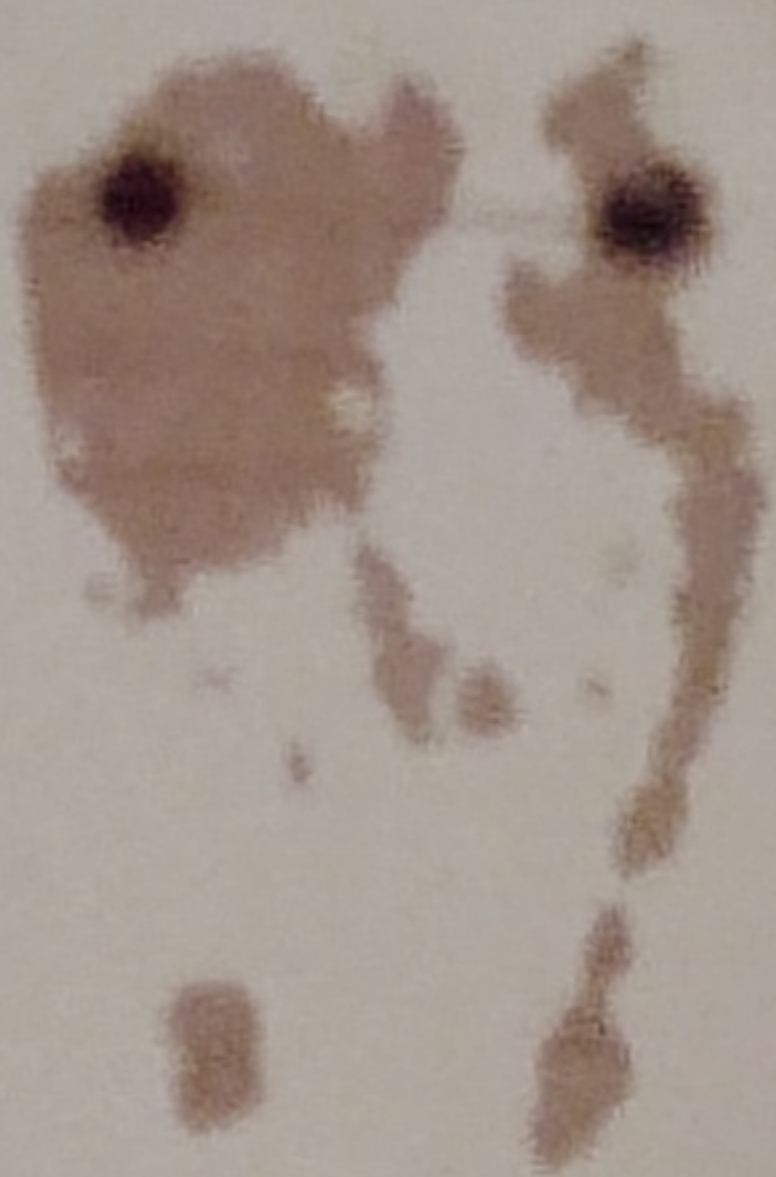






















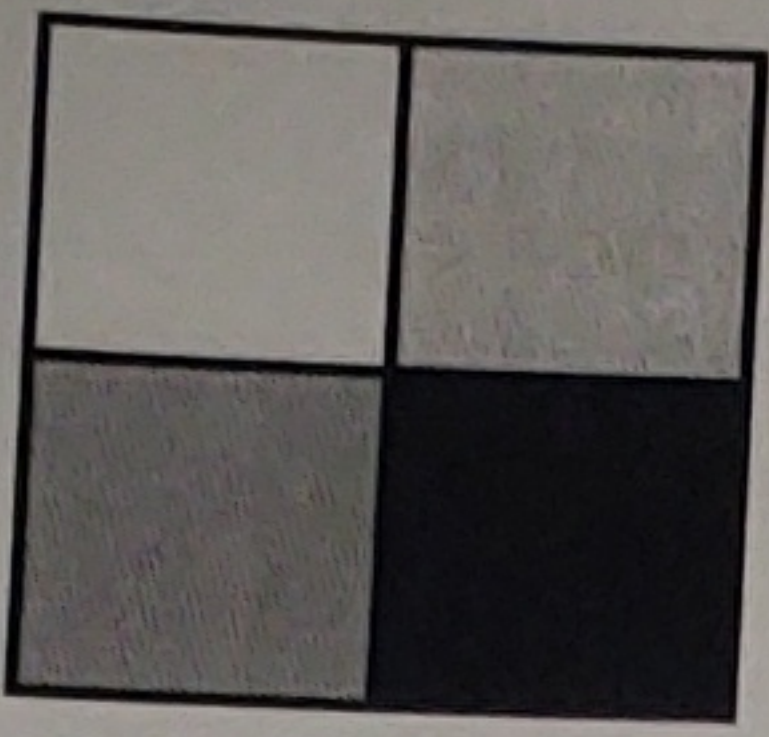






## Floor Plan





**LEW**  
Corporation

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Site: 2 Whitney Terrace

C wall

